

**BOSTON REDEVELOPMENT AUTHORITY
DECEMBER 2, 2004 BOARD OF DIRECTORS' MEETING
SCHEDULED FOR 2:00 P.M.**

MINUTES/SCHEDULING

1. Approval of the Minutes of the November 9, 2004 meeting.
2. Request authorization to schedule a Public Hearing on December 21, 2004 at 2:00 p.m. to consider the First Amendment to the Development Plan Planned Development Area No. 46, (Brighton Landing) and Development Impact Project **APPROVED**

PUBLIC HEARING

3. **2:00 P.M. Public Hearing:** Public Hearing concerning a proposed Resolution related to Major Modifications to certain urban renewal plans to update and extend said plans to benefit Boston's community development activities and following the completion of the hearing that the staff be instructed to prepare a final form of the Resolution for consideration at a subsequent Board meeting. **APPROVED**

DEVELOPMENT

South End

4. Request authorization to issue a Final Certificate of Completion to TDC Peabody Atelier, LLC for the completion of the construction of 101 residential units with associated parking, a storage unit, a theatre unit and a commercial unit located at 531 Tremont Street. **APPROVED**

5. Request authorization to issue a Certification of Approval for the construction of 26 affordable single-room occupancy units located at 1876 Washington Street by YouthBuild Boston, Inc. in accordance with Article 80E, Small Project Review of the Boston Zoning Code and recommend entering into an amended Land Disposition Agreement and to recommend approval to the Board of Appeal, subject to BRA design review, for the zoning relief necessary for the proposed project. **APPROVED**
6. Request authorization to issue a Certification of Approval for the construction by Congregacion Leon De Juda of a new church project located at 18-24 Reed Street in accordance with Article 80E, Small Project Review of the Boston Zoning Code; and recommend approval to the Board of Appeal for zoning relief necessary for the proposed project. **APPROVED**

West End

7. Request authorization to issue a Preliminary Adequacy Determination waiving further review pursuant to Article 80B of the Boston Zoning Code, subject to continuing design review for the construction of 306 residential rental units, with 46 affordable units and 660 underground parking spaces located at West End Residences at Emerson Place in Charles River Park; approve an Urban Renewal "U*" Overlay District zoning designation for said project site; to petition the Zoning Commission to designate of said "U*" Overlay District; execute a Development Regulatory Agreement with the Redeveloper to govern the entirety of the project site; and enter into an Affordable Housing Agreement. **APPROVED**

Back Bay

8. Request authorization to issue a Scoping Determination waiving further review of Article 80, Large Project Review of the Boston Zoning Code for the creation of 111 condominium units with ground floor retail/office uses, to be known as the Copley Residences located at a renovated building at 441 Stuart Street; issue a Certification of Compliance upon completion of the Article 80 process; enter into an Affordable Housing Agreement and recommend approval to the Board of Appeal for zoning relief necessary for the proposed project, subject to BRA design review. **TAKEN UNDER ADVISEMENT**

Jamaica Plain

9. Request authorization to issue a Certification of Approval, in accordance with Article 80E, Small Project Review of the Boston Zoning Code for the Jamaica Park Condominium project consisting of twenty-nine townhouse units located at 101 Brookley Road; enter into an Affordable Housing Agreement and recommend approval to the Board of Appeal for zoning relief necessary for the proposed project, subject to BRA design review. **APPROVED**
10. Request authorization to issue a Certification of Approval, in accordance with Article 80, Small Project Review of the Boston Zoning Code for the development of 21 homeownership units, with 3 affordable units, located at 131 Green Street; enter into an Affordable Housing Agreement and Affirmative Marketing Plan and recommend approval to the Board of Appeal for zoning relief necessary for the proposed project. **APPROVED**

Fenway

11. Request authorization to adopt a First Amendment to the Report and Decision for the Westland Avenue Apartments Chapter 121A Project for the transfer of ownership to Westland Avenue Apartments Limited Partnership and the approval of the new owner; and to terminate any and all agreements with UDAG financing upon repayment of the UDAG for the previously redeveloped Westland Avenue 121A Project.
APPROVED

South Cove

12. Request authorization to enter into an agreement with the Chinese Progressive Association in connection with their acquisition of a commercial unit in The Metropolitan Commercial Condominium located at the former Parcel C.
APPROVED

Charlestown

13. Request authorization to issue a Certificate of Completion for the landscaped improvements located on Parcel C-2A-4C relating to the James Duffy Company on Main Street.
APPROVED

PLANNING AND ZONING

14. Request authorization to enter into a Consultant Contract with Regional Economic Models, Inc. for the purpose of extending the service to the Authority of providing and maintaining an econometric model for Boston in an amount not to exceed \$16,800. **APPROVED**
15. Board of Appeal **APPROVED**

ADMINISTRATION AND FINANCE

16. Contractual **APPROVED**

17. Personnel **APPROVED**